



# Town of Merrimack, New Hampshire

Community Development Department

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Planning - Zoning - Economic Development - Conservation

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## **Memorandum**

**Date:** June 23, 2022

**To:** Richard Conescu, Chair, & Members, Zoning Board of Adjustment

**From:** Robert Price, Planning & Zoning Administrator

**Subject:** **Robert & Susan Brittain (petitioners) and Trevor & Haley Sprague (owners) –**  
Variance under Section 3.02 of the Zoning Ordinance to permit two homes on one lot in the R-2 (Residential, by soils) District. The parcel is located at 20 Trowbridge Drive in the R-2 (Residential, by soils) District. Tax Map 5A, Lot 22. ZBA Case # 2022-22.

The following information is provided to aid in your consideration of the above referenced case. Additional background and application materials are included in your packet.

### **Background & Project Description**

Tax Map 5A, Lot 22 is located at 20 Trowbridge Drive in the R-2 (Residential, by soils) District. The subject property is 3.57 acres and is serviced by municipal water (MVD) and private septic. The lot currently contains a single family residence and is abutted by residential uses. GIS depicts that most of the property's acreage, as well as that of the surrounding properties, is wetland.

The petitioner seeks a Variance under Section 3.02 of the Zoning Ordinance to permit two separate single-family dwellings on one lot. In this particular case, one home would be the existing cape-style dwelling while the other would be a travel trailer, which would require another, separate variance in itself (see ZBA Case #2022-23). While the petitioner notes the second home would be temporary as they intend to travel most of the time, a variance can only be granted for a permanent use of the property, not temporary. Granting of this request would permit a permanent, second single-family dwelling on the property.

### **Standard of Review:**

It is the burden of the petitioner to demonstrate that the five criteria for the granting of the Variance under Section 3.02 of the Zoning Ordinance to permit two homes on one lot in the R-2 (Residential, by soils) District, are met.

**Should the Board find that the petition meets the variance criteria; Staff recommends that any approval be conditioned upon the following:**

1. The petitioner shall obtain the variance sought under ZBA Case #2022-23.

**Ec:** Robert & Susan Brittain, petitioners  
Trevor & Haley Sprague, owners

Cc: Building Department Staff  
John Manuele, Fire Marshal  
Zoning Board File